



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## Bidston North Leys Road

Offers Over £330,000

Hollym Withernsea, HU19 2QN



DETACHED FOUR BEDROOM HOUSE WITH NO CHAIN!

Set within a generous plot approximately a 3rd of an acre comprised of wrap around gardens is this four bedroom period house, with spacious rooms with tall ceilings that amplify the sense of space on offer; this property offers the ideal space for any growing family's needs! Retaining main original features and tastefully styled in keeping with the age of the property. With uPVC glazing and gas central heating in place the accommodation comprises: porch, entrance hallway, lounge & sitting room both with log burners, fitted kitchen diner, ground floor shower room and utility, to the first floor is are four bedrooms and the bathroom. Outside is a gated driveway providing off street parking, a rear garage, greenhouses, storage shed and enclosed/screened to all sides by hedged boundaries for privacy. Please be aware this property has a tenant in place until August 2024 at the earliest, however access has been granted to allow for viewings with plenty of advanced notice.





**Hallway 14'1" x 6'6" (4.30 x 2.00)**

UPVC glazed double doors opens to an internal porch with a hardwood door opening through to the entrance hall with a feature porch window and glazed surround with lead detailing. A spindled staircase rises to the first floor landing with a storage cupboard below and feature panelling. With a radiator and wooden flooring.

**Lounge 12'5" x 14'1" (3.80 x 4.30)**

Spacious front facing living room with a uPVC glazed bay window, two radiators, wooden flooring and an exposed brick inglenook fireplace housing a log burning stove set on a tiled hearth with wooden mantelpiece.

**Sitting Room 13'1" x 13'1" (4.00 x 4.00)**

Second reception with with a uPVC glazed bay window to the side aspect and further feature window to the rear, with an inglenook exposed brick fireplace with log burning stove set on a tiled hearth with wooden mantelpiece. With wooden flooring and two radiators.

**Kitchen Diner 19'8" x 13'1" maximum (6.00 x 4.00 maximum)**

Well appointed kitchen fitted with a range of wooden kitchen units with contrasting black worktops and a solid wood draining board with Belfast sink. With provisions for a gas powered range cooker with extraction hood, integrated dishwasher, tiled splash backs, two radiators, space for a kitchen table and with uPVC windows to three aspects.

**Shower Room 8'10" x 4'3" (2.70 x 1.30)**

Ground floor shower room fitted with a white three piece suite comprising of a full width shower cubicle with electric shower unit, pedestal basin and low level WC. With tiled flooring, a radiator and uPVC window.

**Utility 5'8" x 6'6" (1.75 x 2.00)**

Laundry room fitted with a stainless steel sink unit with double drainer and with a side facing uPVC window.

**Landing**

Stairs rise and turn onto the landing with wooden flooring and a glazed loft hatch.

**Bedroom One 12'5" x 14'1" (3.80 x 4.30)**

Spacious front facing double bedroom with a uPVC glazed bay window, traditional fireplace with alcove cupboard beside it, painted wooden floorboards and a radiator.

**Bedroom Two 13'1" x 13'1" (4.00 x 4.00)**

Spacious rear facing double bedroom with a traditional fireplace with alcove cupboard, painted wooden floorboards, radiator and a side facing uPVC window.

**Bedroom Three 9'4" x 7'8" (2.85 x 2.35)**

Rear facing bedroom with a uPVC window, radiator and laminate flooring.

**Bedroom Four 10'5" x 6'10" (3.20 x 2.10)**

With laminate flooring, radiator and three uPVC windows.

**Bathroom 8'2" x 6'6" (2.50 x 2.00)**

Luxurious bathroom fitted with a free standing bath, pedestal basin and low level WC. With tiled effect laminate flooring, feature tiled splash backs, period style towel radiator and a uPVC window.

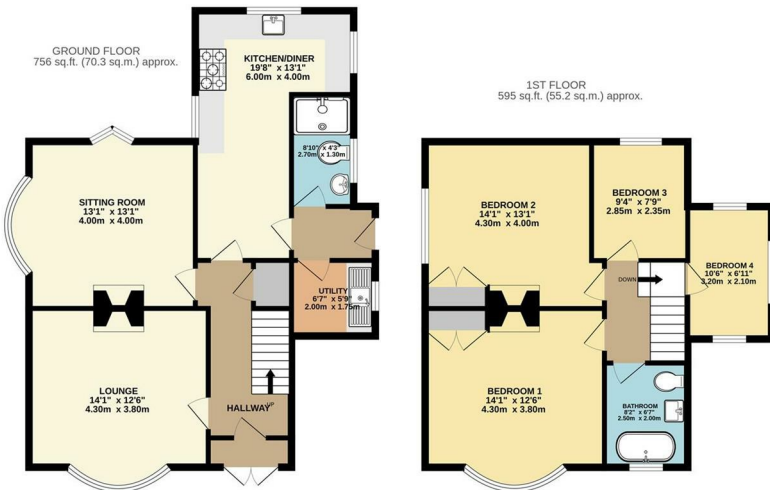
**Garden**

The property is centred within a good size plot of approximately a 3rd of an acre made of of wrap around laid to lawn gardens all enclosed and well screened by mature hedges and trees for added privacy. A gated brick paved driveway gives access into the garden and onto a gravelled side driveway that provides off street parking for multiple vehicles, as well as giving access to the garage. Leading behind the property is an area of garden seating two greenhouses and a useful wooden storage shed beside the garage. The garden contains a number of mature fruit trees and has the added benefit of adjoining paddock land to two sides so is not overlooked.

**Agent Note**

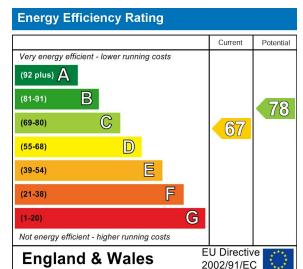
Parking: off street parking is available with this property. Heating & Hot Water: Heating and Hot Water are via a gas fired boiler. There are also 2 log burners in the property. Mobile & Broadband: Mobile and Broadband (full fibre) are available. For more information on providers predictive speeds and individual mobile provider coverage, please visit Ofcom Checker.

Please be aware that this property is now tenanted. The tenants



**Energy Efficiency Graph**

**Tenure: Freehold**



Council tax band D.

Services include mains gas, electric and drainage by way of a private septic tank.

This property is one of the last properties on North Leys Road heading East towards Holmpton. Starting from the Crossroads within the centre of the village turn onto North Leys Road, continue past the entrance to the Garden Centre and this property is towards the end on the left hand side identified by our for sale sign.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make/give any representation or warranty in respect of the property.

